

## £131,250 Shared Ownership

Calloway House, Coombe Way, Farnborough, Hampshire GU14 7FT



- Guideline Minimum Deposit £13,125
- First Floor with Balcony
- Dual-Aspect Reception/Kitchen
- Parking Space
- Guide Min Income Dual £31.7k | Single £38k
- Approx. 507 Sqft Gross Internal Area
- Communal Garden
- Minutes from Farnborough Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 75% share. Full market value £175,000). No Onward Chain. A well-proportioned and smartly-presented flat featuring a spacious, dual-aspect reception room with attractive flooring and open-plan kitchen area. A sliding door leads out onto a west-facing balcony with a leafy aspect. There is a good-sized bedroom and a stylish, naturally-lit bathroom. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Coombe Way is close to the town centre so there are supermarkets and numerous other shops within easy reach. The property comes with use of an allocated parking space plus Farnborough Railway Station, for trains to Basingstoke, Portsmouth Harbour or London Waterloo, is only a few minutes walk away. Alternatively Farnborough North Station offers services between Reading and Gatwick Airport.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 29/09/2007).

**Share Available:** 75% (£131,250).

**Shared Ownership Rent:** £133.77 per month (subject to annual review).

**Service Charge:** £249 per month (subject to annual review).

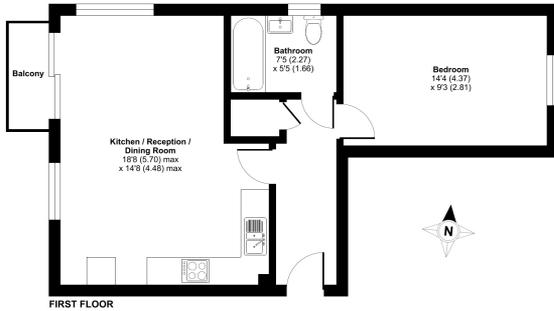
**Guideline Minimum Income:** Dual £31,700 | Single £38,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Rushmoor Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

**Coombe Way, Farnborough, GU14**

Approximate Area = 507 sq ft / 47.1 sq m  
For identification only - Not to scale



† Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on the ground floor. Measurements taken to the internal face of walls. © Urban Moves 2025. Produced for Urban Moves. REF: 133322

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

**Reception**  
18' 8" max. x 14' 8" max. (5.70m x 4.48m)

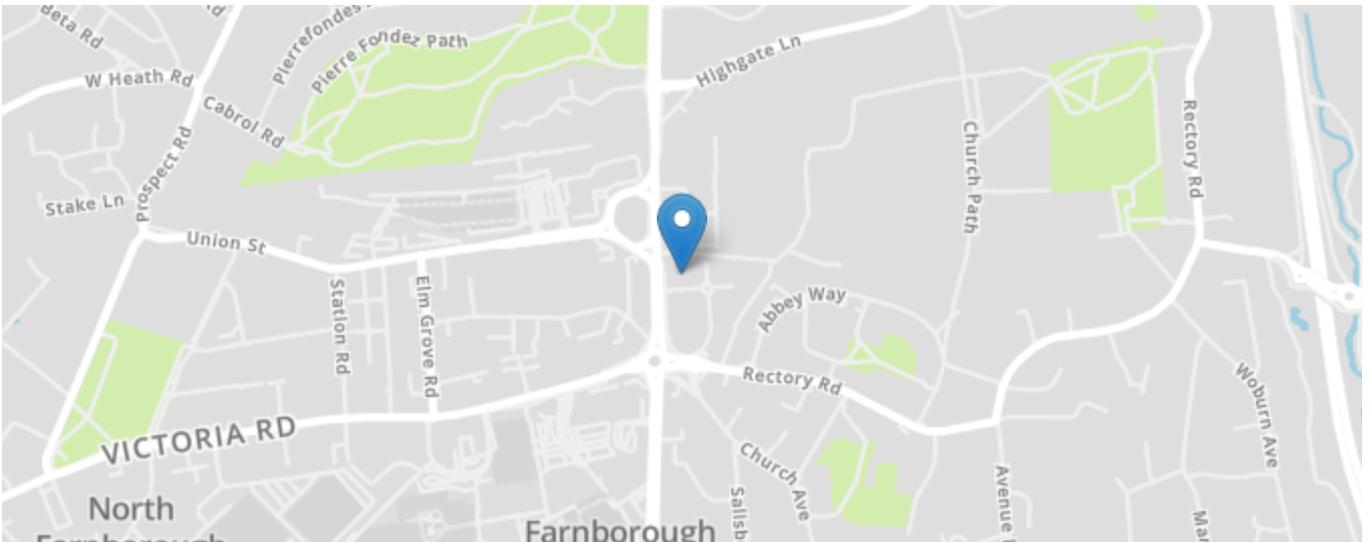
**Balcony**  
7' 8" x 3' 3" (2.34m x 0.99m)

**Kitchen**  
included in reception measurement

**Bedroom**  
14' 4" x 9' 3" (4.37m x 2.81m)

**Bathroom**  
7' 5" x 5' 5" (2.27m x 1.66m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>83</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.